

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 29, 2004 PLANNING COMMISSION MEETING

P.A.S.: Waiver #04011

PROPOSAL: Waive the width to depth ratio associated with Sunflower Addition final plat

LOCATION: 3405 S. 48th St. (S. 48th St. and Hillside St.)

LAND AREA: 0.667 acres, more or less

CONCLUSION: Although the Planning Department usually supports the subdivision of oversized lots, there must be adequate clearance for a proper size driveway on the flag lot. The narrow strip from S. 48th St. does not have adequate width for a proper size driveway.

RECOMMENDATION:

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: R-2, Residential

EXISTING LAND USE: Three dwelling units in a converted house.

SURROUNDING LAND USE AND ZONING:

| | |
|-------------------------|---------------------|
| North: R-2, Residential | Single-family house |
| South: R-2, Residential | Single-family house |
| East: R-2, Residential | Single-family house |
| O-2, Suburban Office | Office buildings |
| West: R-2, Residential | Single-family house |

HISTORY:

August 31, 2004 Sunflower Addition final plat was submitted to the Planning Department.

The zoning changed from A-2, Single family dwelling district to R-2, Residential District in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as urban residential. (F-23)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and more dwelling units per acre in new neighborhoods. (F-17)

Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. (F-18)

Encourage mixed-use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses. (F-18)

Construction and renovation within the existing urban areas should be compatible with the character of the surrounding neighborhood. (F-18)

Require new development to be compatible with character of neighborhood and adjacent uses. (F-69)

UTILITIES: Utilities are available

TRAFFIC ANALYSIS: S. 48th St. is classified as a minor arterial.

ANALYSIS:

1. This request is to waive Section 26.23.140 of the Land Subdivision ordinance requiring lots to have a maximum depth of three times its width.
2. The waiver request is associated with Sunflower Addition final plat.
3. Although the Comprehensive Plan promotes infill development, the driveway must be of adequate size to meet design standards.
4. The lot has 72' of frontage and is 371' deep. The exceptional depth of the lot allows for an additional lot in the rear. This can only be accomplished by designing a flag lot that has a depth of more than three times its width.
5. That portion of Lot 2, that provides access to S. 48th St., is only 8 feet wide and has an existing driveway. This driveway allows access to the rear of the existing house for two dwelling units. A two-family dwelling would be allowed on Lot 2. This narrow driveway would have to support traffic for four dwelling units.

6. The City of Lincoln Design Standards requires driveways for multiple dwellings to be a minimum of 15 feet in width. The existing driveway does not meet this standard.
7. Although the Planning Department supports the subdivision of oversized lots, the lot must have adequate clearance for a proper size driveway.
8. Public Works & Utilities Department recommends denial of this waiver due to the inadequate width for access to South 48th St.
9. The existing house has three dwelling units which appears to have been converted from a single-family house without building permits or zoning approval.
10. This area would be better served if several property owners would cooperate to redevelop the area into urban sized lots.

Prepared by:

Tom Cajka
Planner

DATE: September 15, 2004

APPLICANT: Shay & Natalie Haring
5805 S.W. 91st St.
Denton, NE 68339
(402) 797-8304

OWNER: same as applicant

CONTACT: Karen Brouwer
4320 W. Raymond Rd.
Raymond, NE 68428
(402) 429-5007



Waiver #04011 **S. 48th & Hillside** **Sunflower Add.**

2002 aerial

Zoning:

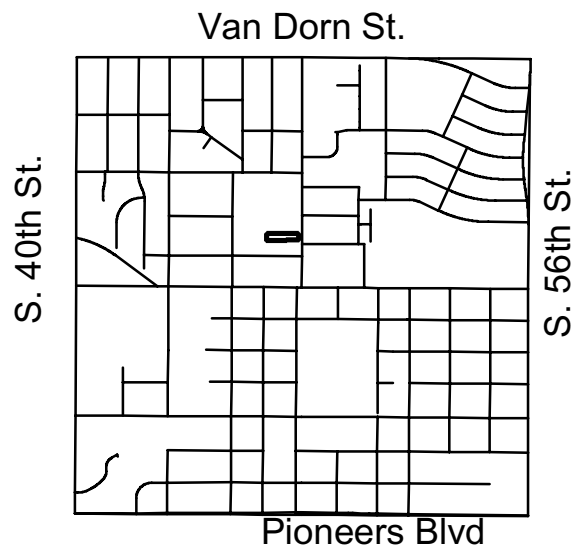
| | |
|------------|----------------------------------------|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 5 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Found Iron Pipe

70.00'(M&P)

N 00°01'11" W
81.95'(M) 82.00'(P)

Found Iron Pipe
(Typical)

0.667 ACRE

S 89°59'50" E 371.36'(M) 371.46'(P) 373.0'(R)

S 00°31'17" E
4.03'(M)
4.00'(P)

N 89°36'45" E
15.95'(M) 16'(P)

N 89°58'07" W 236.73'(M) 237.40'(P)

21.8' x 18'
Frame
Storage
to be removed

N 89°56'47" W 150.46'(M) 150'(P) 150.82'(R)
S 01°13'08" W 6.04'(M) 6'(P)
N 89°56'57" W 134.55'(M) 134.00'(P) 134.69'(R)

S 00°00'00" E
72.24'(M) 72'(P&D)

Found Iron Pipe

48th Street

33'

16' Alley

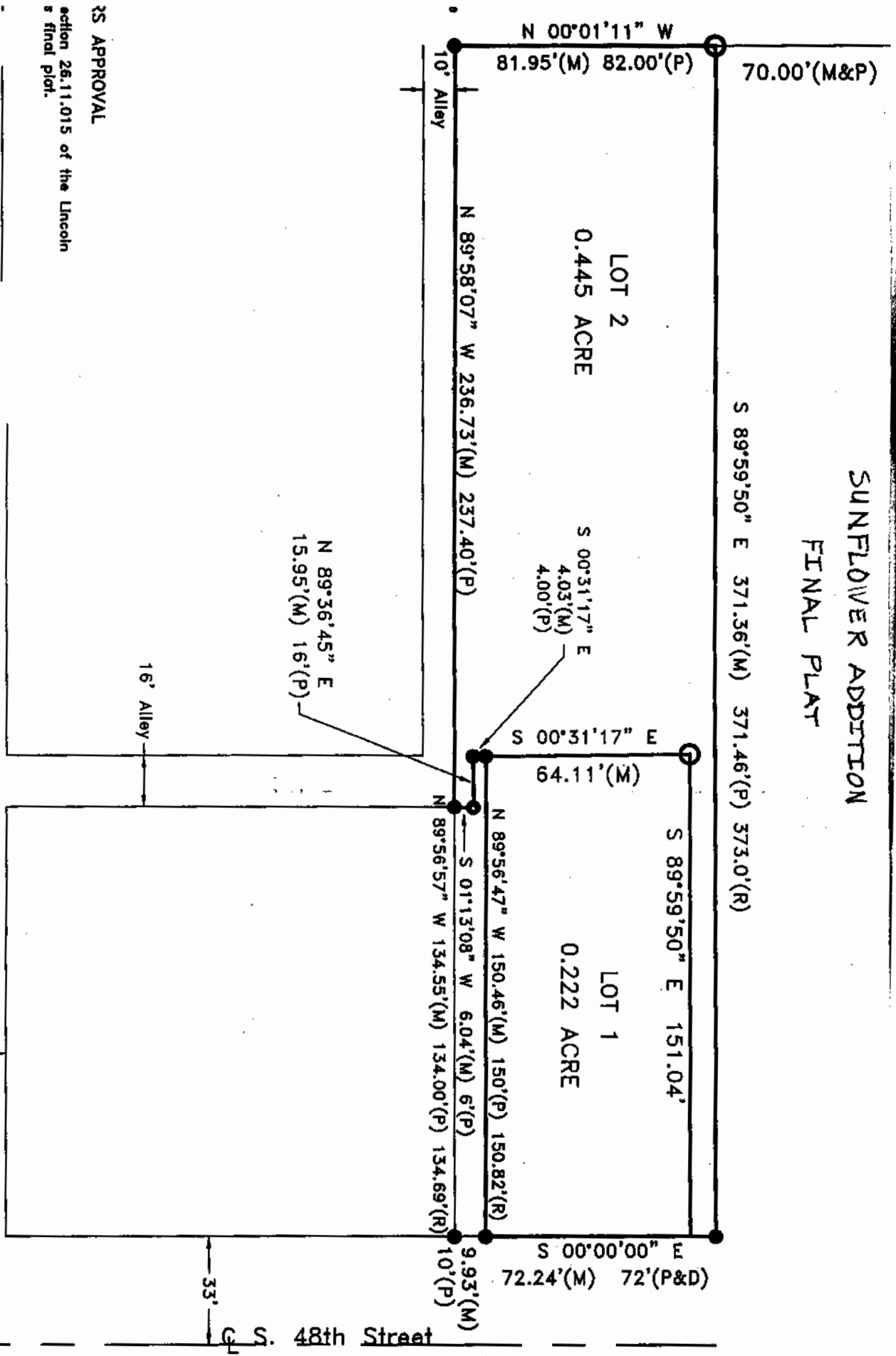
Hillside Street

30'

addition
nditions Plat

SUNFLOWER ADDITION

FINAL PLAT



25 APPROVAL

section 26.11.015 of the Lincoln
s final plat.

Date

Hillside Street

S. 48th Street

Memorandum

| | |
|-----------------|----------------------------------------------|
| To: | Tom Cajka, Planning Department |
| From: | Charles W. Baker, Public Works and Utilities |
| Subject: | Waiver #04011, Sunflower Addition |
| Date: | September 9, 2004 |
| cc: | Randy Hoskins |
| | |

The City Engineer's Office of the Department of Public Works and Utilities recommends denial of the requested waiver for the width to depth ratio of the R-2 Lot at 3405 South 48th Street.

The final plat does not allow adequate width for access from South 48th Street.

The comments on the final plat report need to be addressed prior to consideration of waivers.

Fine Line Land Surveying

4320 West Raymond Road
Raymond, NE 68428
Phone: (402) 429-5007
fls@cornhusker.net

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August 31, 2004

City of Lincoln
Honorable City Council
555 South 10th Street
Suite 100
Lincoln, NE 68508

Honorable City Council,

This is a request for a Waiver to Title 26 Regulation 26.23.140 of the Lincoln Municipal Code for property located at 3405 South 48th Street, aka a portion of the East Half of Lot 2, Union Addition to College View, see attached plat and legal description. The aforementioned property does not currently comply with the required width to depth ration for property zoned R-2.

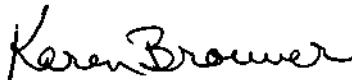
The creation of this subdivision brings Lot 1 into compliance. The average lot width of Lot 2 is 52 (Fifty-two) feet. Although Lot 2 will not comply with the required width to depth ration, a flag lot must be created to allow for access. If we do not consider the area 8 (eight) feet by 201 (two hundred and one) feet, Lot 2 meets or exceeds these standards.

This request is made on behalf of Shay and Natalie Haring, 5805 SW 91st Street, Denton, NE 68339, owners.

Thank you for considering our request.

Please call, if you have any questions.

Sincerely,



Karen Brouwer

Enc. 1

Cc: Shay and Natalie Haring

